

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, October 8, 2004 – 7:30 a.m.
County Administration Building – Room 119

Members Present

David M. Klein, M.D., *Chairman*
Larry J. Sandles, *Vice-Chairman*
Suzanne T. Graham, *Property Owner*
Clive W. Hollin, *Real Estate Broker*

Members Excused

Matthew D. DeBoer, *Commission District 4*
Al J. Tousignant, *Member at Large*

Members Absent

Craig J. Benton, D.C., *Property Owner*

Staff Present

Bruce Loucks, *Administrator*
Louis Whitehead, *Assistant County Attorney*
Debrah Forester, *Redevelopment Manager*
Barbara D. Watkins, *Recorder*

Others Present

Lee Swift, *Member, Charlotte County School Board*

I. Call to Order

Chairman David Klein called the October 8, 2004 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room 119 of the Charlotte County Administration Building; roll call was taken and it was noted there was a quorum present.

II. Additions/Deletions to Agenda - None

III. Approval of Minutes

A motion was presented by Larry Sandles and seconded by Suzanne Graham to approve the minutes of the May 14, 2004 regular meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee with the following correction: Page 3 under Next Meeting, remove the month of April before June 11, 2004. Carried unanimously.

A motion was presented by Larry Sandles and seconded by Suzanne Graham to approve the minutes of the May 21, 2004 “Special Meeting” of the Murdock Village-Community Redevelopment Agency Advisory Committee. Carried unanimously.

IV. Unfinished Business - None

V. New Business

1. Comprehensive Plan Amendment Update

Debrah Forester spoke on the draft Text Amendment for the Future Land Use Element for the Murdock Village Mixed Use Redevelopment District (MVMURD) which was mailed out to the members in August. She indicated there have been some minor modifications to that Amendment language which she distributed and explained. The Amendment has since been presented to the Planning and Zoning Board and then went to the Board of County Commissioners on September 21, 2004. The Amendment is expected to be transmitted to the

Department of Community Affairs (DCA) today; after receipt, the DCA has 60 days to review the Amendment. Following that 60-day period, County staff will be given an ORC Report (Objections, Recommendations and Comments), which Ms. Forester explained they feel should be very minimal. Following this, the Amendment is targeted to go back to the Planning and Zoning Board on January 10, 2005 and to the Board of County Commissioners for adoption on January 25, 2005. Upon adoption of the Comprehensive Plan Amendment, there is another review period by the DCA before the Plan actually becomes effective...March 2005. Ms. Forester mentioned that the Comprehensive Plan Amendment is tied to adoption of the Redevelopment Plan which is being worked on...a draft should be available to the members at the next meeting.

2. Lennar's Proposal Update

Debrah Forester distributed copies of Lennar's updated plan which they presented on August 10, 2004. She explained that that this is not a final plan. Lennar has requested that the County look at developing an interim agreement with them which will allow them to begin some of the planning processes which need to be done in order to begin development of the property. This is in the process of being developed and is hoped to be presented to the Board on November 16, 2004. After this is approved, Lennar will supply the County with the conceptual drawings to include in the Redevelopment Plan. These drawings will show the number of planned units in the development, the types of development, the pedestrian connections, the walkways and the road network. Upon receipt of the drawings, the County will be able to expedite the finalization of the Redevelopment Plan in preparation for the review process.

Lee Swift commented that in reviewing the proposal, the only reference he sees to an educational site is the statement that "it may include educational facilities", and he doesn't feel this is much of a guarantee that there will be a school site within the area. This development will place a demand on the school system. *Bruce Loucks* responded that when the proposal was initiated, the County asked that 25 acres be set aside in the conceptual design which could be utilized for a school site. He noted that in the southeast corner of the property there are 63 acres of undesignated property for government use, which could be used for a number of things, including a school. He said discussions have taken place with Dr. Gaylor, Superintendent of Schools, for possible locations for a School Board administration building. *Mr. Loucks* commented that it was never the intention to set aside a definite area for a school; communications continue to be maintained with the School Board to address their specific needs. *Ms. Forester* pointed out that in the Comprehensive Plan Amendment, there is a policy, 2.10.5, which says that the *Murdock Village Mixed-Use Redevelopment District shall include approximately 20 acres for an elementary school, if deemed appropriate by the Charlotte County School Board.*

VI. Correspondence & Communication Received - None

VII. Attorney's Comments

Attorney Whitehead briefly commented on an upcoming US Supreme Court case arising in Connecticut regarding the seizing of economically distressed private land. The County's attorneys have commented that they feel the Florida Supreme Court law's ruling is going to be upheld unless the language of that rule overturns. On the local scene, Charlotte County continues to proceed with the acquisition program. The Board has approved funds for the taking of Phase IV of the ten phases of the redevelopment area. *Bruce Loucks* stated that the County is consolidating the acquisition of approximately half of the site. When the next order of taking is completed, Phase IV, the BCC will be asked to approve that the County be allowed to put an

order of taking for the remaining property, excluding the thin strip of commercial development along US 41.

VIII. Public Comments - None

IX. Staff Comments

Debrah Forester clarified that the Redevelopment Plan will come back to this committee at the December meeting. Copies will be mailed out prior to the meeting for prior review. Any comments made by this advisory board will be forwarded to the Murdock Village Community Redevelopment Agency (the BCC) for them to pass on the Planning and Zoning Board.

X. Member Comments

Larry Sandles...(1) asked if there is a realistic timeline that something will begin to see some physical movement on the site. *Debrah Forester* replied that after the November 16 meeting with the Board to approve the interim agreement with Lennar, plans are to have a kick-off meeting the following day with Lennar and all of their team to develop a realistic schedule; (2) requested that this committee be advised of any meetings that are going to be held regarding Murdock Village; e-mail notification would be fine.

*Chairman Klein...*asked about the cash that Lennar is going to put up front. *Bruce Loucks* responded that after the Comprehensive and Redevelopment Plans are approved in January, there is a 30-day notice period and within these 30-days, anyone with an interest has the option to come forward. Lennar has been committed from the very beginning and has identified funding that the County would receive upon the signing of the agreement and within the first year, regardless of activity on the property. Lennar is very aware of the County's financial situation and understands the necessity for the County to get back as much as possible as quickly as possible.

*Clive Hollin...*commented on the necessity for on-going public relations regarding this project so that the public can see that it will be beneficial to everybody.

XI. Next Meeting

The next meeting of the Murdock Village CRAAC is scheduled for *Friday, November 12, 2004 at 7:30 a.m. in Room 119.*

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 8 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____